

**CITY OF ROCHESTER  
30 CHURCH STREET**

**ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 223B**

**Cases 1-7 Public Hearing Begins: 9:30 AM  
CITY COUNCIL CHAMBERS 302A**

**March 19, 2015**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case:** 1  
File Number: V-073-14-15  
Case Type: Area Variances  
Applicant: Robert Morgan, Morgan Management  
Address: 1341 Portland Ave  
Zoning District: C-2 Community Center District  
Quadrant: NE  
Purpose: To construct an 8,500 square foot, single-story office building that does not meet the front yard setback, bulk, or height requirements.  
Enforcement: No  
Code Section: 120-44; 120-45; 120-159  
SEQR: Unlisted  
Lead Agency: Director of Planning and Zoning

**Case:** 2  
File Number: V-074-14-15  
Case Type: Area Variances  
Applicant: Gregory Soehner, East House  
Address: 267 Monroe Avenue  
Zoning District: C-2 Community Center District  
Quadrant: SE  
Purpose: To construct a 3-story, 60-unit, 63,000 sq. ft. apartment building that does not meet the front yard setback, fence height, and parking requirements.  
Enforcement: No  
Code Section: 120-44, 120-167, 120-173  
SEQR: Unlisted  
Lead Agency: Director of Planning and Zoning

**Case:** 3  
File Number: V-075-14-15  
Case Type: Area Variance  
Applicant: Laura Baranes, Premier Sign Systems  
Address: 1400 Mt. Hope Avenue  
Zoning District: Collegetown Village District  
Quadrant: SE  
Purpose: To install internally illuminated signs for Bruegger's and Great Northern Pizza on the front façade and the sides of the building, not meeting certain sign requirements.  
  
Enforcement: No  
Code Section: 120-177  
SEQR: Type 2

**Case:** 4  
File Number: V-076-14-15  
Case Type: Area Variance  
Applicant: Michael Michalski, LSI Adapt Inc.  
Address: 923 S. Clinton Avenue  
Zoning District: C-2 Community Center District  
Quadrant: SE  
Purpose: To install a second 3'6" x 4' double face internally illuminated monument sign for "7-11" along S. Clinton Avenue, where only one sign is permitted.  
  
Enforcement: No  
Code Section: 120-177  
SEQR: Type 2

**Case:** 5  
File Number: V-077-14-15  
Case Type: Area Variances  
Applicant: Reza Hourmanesh, GRH  
Address: 694 Hudson Avenue  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NE  
Purpose: To construct a 3,475 square foot one-story addition to an existing church, not meeting the lot and building coverage requirements, front, side, and rear yard setback requirements, and parking requirements.  
  
Enforcement: No  
Code Section: 120-11, 120-173  
SEQR: Type 2

**Case:** 6  
File Number: V-078-14-15  
Case Type: Use Variance  
Applicant: Claude Barnhart, CERC-SW Properties, LLC  
Address: 29 Spiegel Park  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NE  
Purpose: To re-establish the rights to a 2-family dwelling, a nonconforming use in the R-1 district that has lost its rights due to a period of vacancy greater than 9 months.  
  
Enforcement: Yes  
Code Section: 120-199  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case:** 7  
File Number: V-055-13-14  
Case Type: Area Variance (**Rehearing**)  
Applicant: Timothy Luddy, on behalf of Brighton Presbyterian Church  
Address: 1775 East Avenue  
Zoning District: C-2 Community Center District  
Quadrant: SE  
Purpose: To modify a condition from this previous approval to remove the existing detached sign and replace it with an 8'4" high detached sign with LED message board, not meeting certain sign requirements.  
  
Enforcement: Yes  
Code Section: 120-177  
SEQR: Type 2

Written comments may be submitted by **March 18<sup>th</sup>, 2015** to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14614, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)